



WEDGEWOOD ESTATES

Residential Sales & Lettings

PALACE MANSIONS, KENSINGTON OLYMPIA, W14

**** PRICE REDUCTION****

A beautifully presented and spacious 3 bedroom apartment situated on the 1st floor (with a lift) of this well-maintained portered building.

The property benefits from a double reception/ dining room opening on to a private balcony, separate kitchen, study/ office space, three well-sized bedrooms (2 with an en-suite shower room), further shower room and a guest WC.

Palace Mansions is fine mansion block close to Kensington Olympia with all the restaurants, transport facilities and amenities of Kensington High Street and Hammersmith nearby. It is also very convenient for the A4/M4 route to Heathrow.



**ENTRANCE HALL : DOUBLE RECEPTION/DINING ROOM : SEPARATE
KITCHEN : 3 BEDROOMS (2 WITH EN-SUITE SHOWER) : BATHROOM :
GUEST WC : LIFT : PORTER : LEASE 958 YEARS : COUNCIL TAX BAND C :
SERVICE CHARGE £9151 ANNUALLY : EPC RATING D**

Asking Price £1,500,000

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PALACE MANSIONS, KENSINGTON OLYMPIA, W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,500,000

Lease: 958 Years

Service Charge: £4575 Six Monthly Approx

IMPORTANT NOTICE

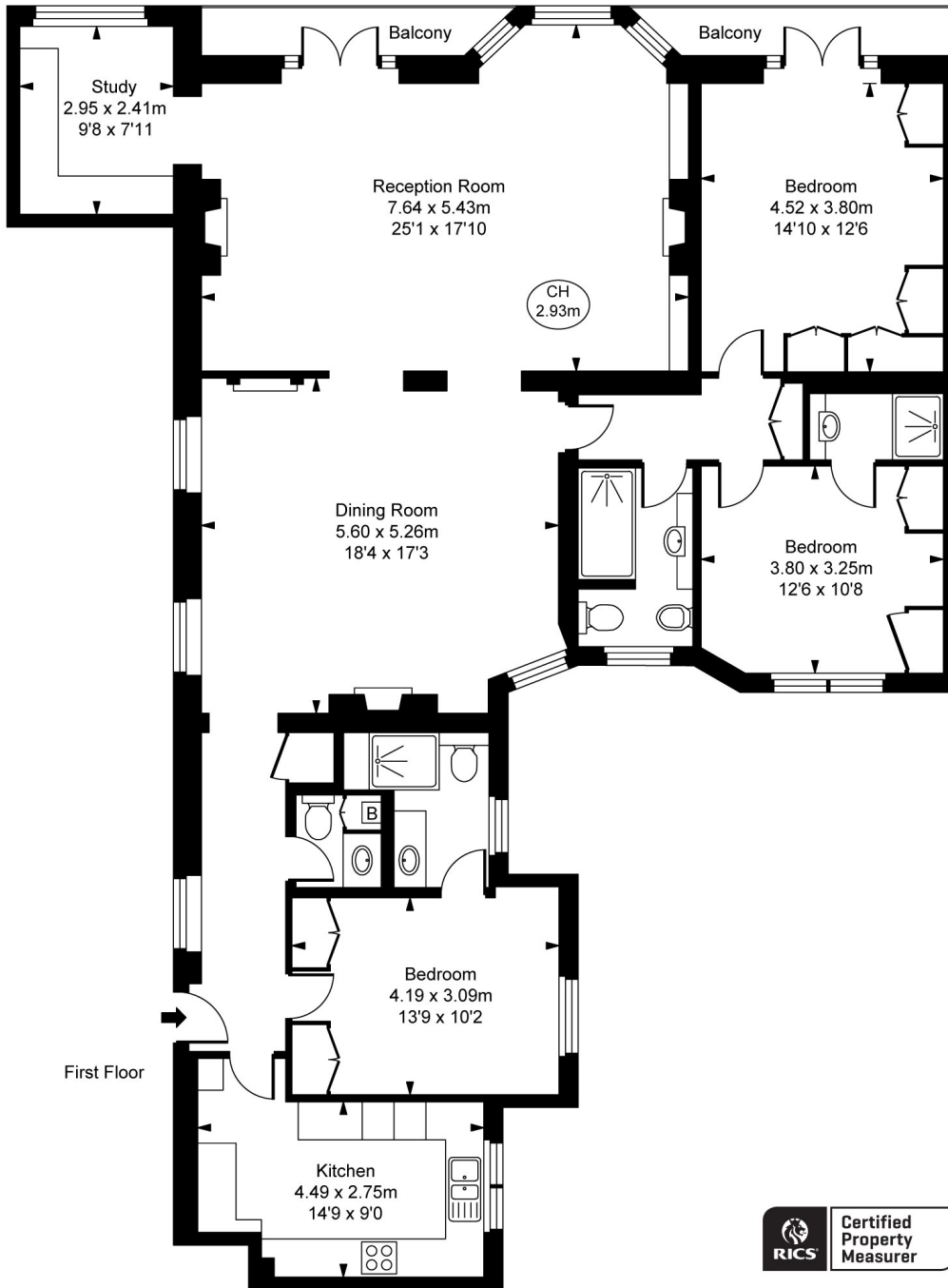
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1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.






Palace Mansions, W14
Approximate Gross Internal Area
163.38 sq m / 1,759 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.